128.0	0005	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	743,900 / 743,900
					USE VALUE:	743,900 / 743,900
					ASSESSED:	743,900 / 743,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
45		WALNUT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PORTILLO ANNA
Owner 2:	
Owner 3:	
Street 1:	45 WALNUT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,820 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Vinyl Exterior and 2151 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4820.000	288,500	3,700	451,700	743,900
Total Card	0.111	288,500	3,700	451,700	743,900
Total Parcel	0.111	288,500	3,700	451,700	743,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 345.78 | /Parcel: 345.7

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct: 83484

GIS Ref:

GIS Ref:

Insp Date: 10/06/16

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 128.0-0005-0008.0

!10068!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	288,500	3700	4,820.	451,700	743,900	743,900	Year End Roll	12/18/2019
2019	101	FV	228,300	3700	4,820.	423,500	655,500	655,500	Year End Roll	1/3/2019
2018	101	FV	228,300	3700	4,820.	350,100	582,100	582,100	Year End Roll	12/20/2017
2017	101	FV	228,300	3700	4,820.	321,800	553,800	553,800	Year End Roll	1/3/2017
2016	101	FV	228,300	3700	4,820.	293,600	525,600	525,600	Year End	1/4/2016
2015	101	FV	222,700	3700	4,820.	287,900	514,300	514,300	Year End Roll	12/11/2014
2014	101	FV	222,700	3700	4,820.	267,600	494,000	494,000	Year End Roll	12/16/2013
2013	101	FV	222,700	3700	4,820.	254,600	481,000	481,000		12/13/2012

PRINT

Date	Time
12/11/20	00:25:41

LAST REV

Date	Time
10/06/16	15:56:19
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10068

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CERRATO DONNA L	1182-39		12/30/1997		243,000	No	No		Y

USER DEFINED

Prior Id # 1:	83484
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/6/2016	Measured	DGM	D Mann
1/16/2009	Meas/Inspect	345	PATRIOT
11/29/1999	Meas/Inspect	243	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4820		Sq. Ft.	Site		0	80.	1.17	9									451,680						451,700	

Total AC/HA: 0.11065 | Total SF/SM: 4820 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 451,680 | Spl Credit | Total: 451,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE W/ RED BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	15	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.99297225
Adj $ / SQ:	167.564
Other Features:	90000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	418137
Depreciation:	129623
Depreciated Total:	288515

COMMENTS

FRPL NOT WORKING, WDK POOR COND.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

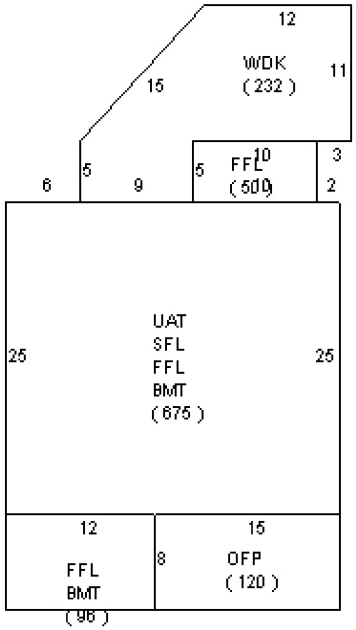
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	167.56
Special Features:	0	Val/Su Net:	103.48
Final Total:	288500	Val/Su SzAd	192.85

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	821	167.560	137,570
BMT	Basement	771	78.040	60,171
SFL	Second Floor	675	167.560	113,106
WDK	Deck	232	10.240	2,375
UAT	Upper Attic	169	67.030	11,311
OFP	Open Porch	120	30.040	3,604

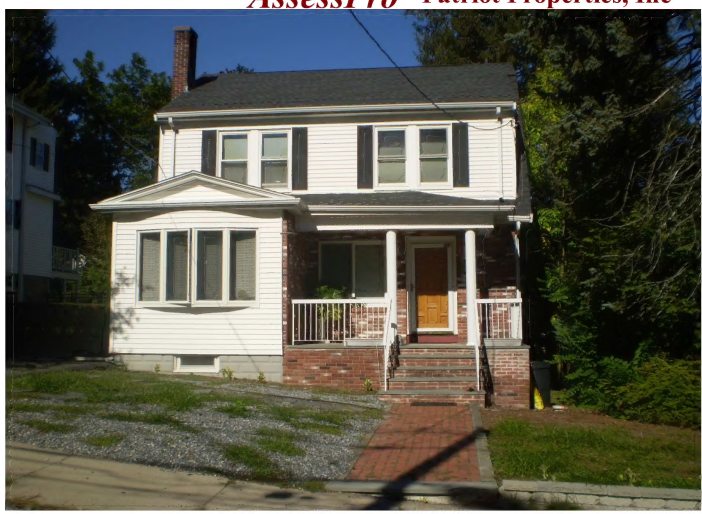
Net Sketched Area:	2,788			Total:	328,137
Size Ad	1496	Gross Are	3294	FinArea	2151

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	85	A	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 128.0-0005-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X18	A	FR	1925	22.72	T	50	101			3,700			3,700

More:	N	Total Yard Items:	3,700	Total Special Featues:		Total:	3,700